

# 85-4-A 15-4-A PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 10C1.3.4 (200.3.1293) to permit a side yard setback of (32'2") instead of the required 10'11" and a sum of 20.11' for both sideyards instead of the required (25ft.).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- Maximal storage and accessibility space of auto and personal items for our growing family.
- Ample space for repairs in foul weather when time is of the essence.
- Avoid damage to vehicle or other items while in motion or any other chore which requires more space to complete. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Property for Petitioner:

(Type or Print Name)

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Same as above

Name

Address

Phone No.

22nd

May

1984

that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of July, 1984, at 9:30 o'clock A.M.

Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.

DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item No. 309 (1983-1984)  
Property Owner: Tadeusz Podbielski, et ux  
NE/S Big Stone Court 184.14' S/E from c/l of Johnny Cake Road  
Existing Zoning: D.R. 5.5  
Acres: 68.86/68.73 x 115/124.62 District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utilities improvements are not directly involved and are as secured by Public Works Agreement No. 17004, executed in conjunction with the development of Woodbridge Valley, of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item No. 309 (1983-1984).

Very truly yours,

William S. Benson, P.E., Asst. Chief  
Bureau of Public Services

GSB: EAM:FWR:jmg

1-SE Key Sheet  
3 NW 22 Top. Sheet  
NW 1 H Topo  
94 Tax Map

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NE/S Big Stone Ct., : OF BALTIMORE COUNTY  
184.14' S/E of Johnny :  
Cake Rd. (6 Big Stone :  
Ct.), 1st District :  
TADUSZ PODBIELSKI, : Case No. 85-4-A  
et ux, Petitioners

## ENTRY OF APPEARANCE

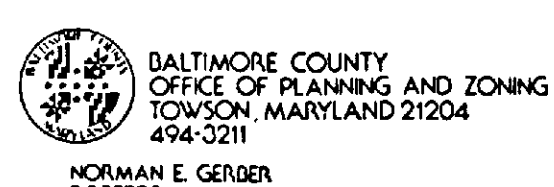
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 13th day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Tadeusz Podbielski, 6 Big Stone Court, Catonsville, MD 21228, Petitioners.

Phyllis Cole Friedman  
Phyllis Cole Friedman



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 5/21/84  
Item # 309  
Property Owner: Tadeusz Podbielski, et ux  
Location: NE/S Big Stone Ct. 184.14' S/E from c/l of Johnny Cake Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ( ) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on 5/17/84.
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by 811.178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ( ) The property is located in a traffic area controlled by a "B" level intersection as defined by 811.178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments:

Eugene A. Boler  
Chief, Current Planning and Development

cc: James Henswell

85-4-A

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 22nd day of May, 1984.

ARNOLD JABLON  
Zoning Commissioner

Petitioner: Tadeusz Podbielski, et ux  
Zoning Commissioner  
Attorney

Received by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. & Mrs. Tadeusz Podbielski  
6 Big Stone Court  
Baltimore, Maryland 21228

RE: Tadeusz Podbielski, et ux  
Item No. 309 - Case No. 85-4-A  
Variance Petition

Dear Mr. & Mrs. Podbielski:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Esq.  
NICHOLAS B. COMMODARI  
Zoning Plans Advisory Committee

Enclosures



PAUL H. REINCKE  
Chief

June 14, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Tadeusz Podbielski, et ux

Location: NE/S Big Stone Court 184.14' S/E from c/l Johnny Cake Road  
Item No.: 309  
Zoning Agenda: Meeting of 5/22/84

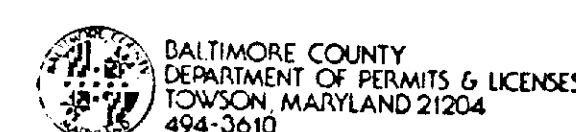
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Eugene A. Boler, Chief, Current Planning and Development  
Special Inspection Division  
Noted and Approved: George M. Hegardt  
Fire Prevention Bureau

/mb



TED TALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 309 Zoning Advisory Committee Meeting are as follows:

Property Owner: Tadeusz Podbielski, et ux  
Location: NE/S Big Stone Court 184.14' S/E from c/l Johnny Cake Road  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a side yard setback of 3.2' in lieu of the required 10' and a sum of 19.11' for both sideyards in lieu of the required 25'.  
Acres: 68.86/68.73 x 115/124.62  
District: 1st

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, Line 2, Section 1107 and Table 102, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- X I. Comments: When constructed under the One and Two Family Code 3'0" or closer to an interior lot line would require a one hour rated wall. No openings permitted in an adjacent wall within 3'0" of a property line.

NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief  
Plans Review

CC:ees



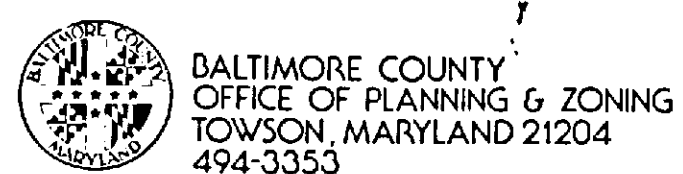
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the <sup>Deputy</sup> Zoning Commissioner of Baltimore County, this 10<sup>th</sup> day of July, 19 84, that the herein Petition for Variance(s) to permit a side yard setback of 3.2 feet in lieu of the required 10 feet and a sum of 20.1 feet for both side yards in lieu of the required 25 feet for the proposed garage, in accordance with the site plan filed herein, marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

1. Water run-off for the proposed garage shall be directed away from the adjoining property.

*Jan M.H. Jung*  
Deputy Zoning Commissioner  
Baltimore County

ORDER RECEIVED FOR FILING  
DATE July 14, 1984  
BY May Longenecker  
Clerk of the Circuit Court



ARNOLD JABLON  
ZONING COMMISSIONER

July 10, 1984

Mr. and Mrs. Tadeusz Podbielski  
6 Big Stone Court  
Catonsville, Maryland 21228

RE: Petition for Variances  
NE/S of Big Stone Ct., 184.14' SE of  
Johnny Cake Rd. (6 Big Stone Ct.) -  
1st Election District  
Tadeusz Podbielski, et ux - Petitioners  
No. 85-4-A (Item No. 309)

Dear Mr. and Mrs. Podbielski:

I have this date passed my Order in the above captioned matter in accordance with the attached.

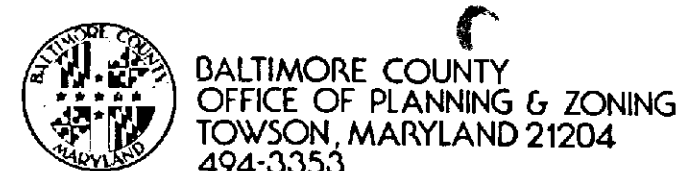
Very truly yours,

*Jan M.H. Jung*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Isiah Anderson  
4 Big Stone Court  
Catonsville, Maryland 21228  
People's Counsel



ARNOLD JABLON  
ZONING COMMISSIONER

June 27, 1984

Mr. & Mrs. Tadeusz Podbielski  
6 Big Stone Court  
Catonsville, Maryland 21228

Re: Petition for Variance  
NE/S of Big Stone Ct., 184.14' SE of  
Johnny Cake Rd. (6 Big Stone Ct.)  
Tadeusz Podbielski, et ux - Petitioners  
Case No. 85-4-A

Dear Mr. & Mrs. Podbielski:

This is to advise you that \$41.50 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 7-3-84 ACCOUNT R-CI-615-000

AMOUNT \$41.50

RECEIVED May Podbielski  
FOR Order to posting Case 85-4-A

6 023\*\*\*\*\*415010 6034A

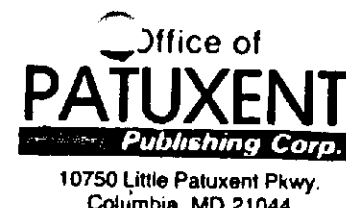
VALIDATION OR SIGNATURE OF CASHIER

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF



June 14 19 84

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCES

was inserted in the following:

☒ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland  
once a week for one successive weeks before  
the 10<sup>th</sup> day of June, 19 84, that is to say,  
the same was inserted in the issues of

June 14, 1984

PATUXENT PUBLISHING CORP.  
By *[Signature]*

# PETITION FOR VARIANCES

1st Election District

ZONING: Petition for Variances

LOCATION: NE/S of Big Stone Court, 184.14' Southeast of  
Johnny Cake Road (6 Big Stone Court)

DATE & TIME: Tuesday, July 3, 1984 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act  
and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side yard setback of 3.2 ft.  
instead of the required 10 ft. and a sum of 20.1 ft. for both  
side yards instead of the required 25 ft.

Being the property of Tadeusz Podbielski, et ux, as shown on plat plan filed with  
the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within  
the thirty (30) day appeal period. The Zoning Commissioner will, however,  
entertain any request for a stay of the issuance of said permit during this period  
for good cause shown. Such request must be received in writing by the date of the  
hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## ZONING DESCRIPTION

Beginning on the northeast side of Big Stone Court  
at the distance of 184.14 feet southeast of the inter-  
section of Big Stone Court and Johnny Cake Road, being  
Lot #40, Block Z as shown on Plat 2, Section 4, "Wood-  
bridge Valley" and recorded among the land records of  
Baltimore County in Plat Book O.T.G.#35, Folio #61.  
Also known as 6 Big Stone Court in the 1st Election  
District.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., June 14, 1984

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., appearing on  
June 14, 1984.

THE JEFFERSONIAN,

*[Signature]*  
Publisher

Cost of Advertising \$20.00

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting 6-14-84

Posted for: Variances

Petitioner: Tadeusz Podbielski, et ux

Location of property: NE/S of Big Stone Ct., 184.14' SE of Johnny Cake Rd. (6 Big Stone Ct.)

Location of Sign: Plat front of #6 Big Stone Court

Remarks: [Signature]

Posted by: [Signature] Date of return: 6-22-84

Number of Signs: 1

June 5, 1984

Mr. & Mrs. Tadeusz Podbielski  
6 Big Stone Court  
Catonsville, Maryland 21228

## NOTICE OF HEARING

Re: Petition for Variances  
NE/S of Big Stone Ct., 184.14' SE of  
Johnny Cake Road (6 Big Stone Ct.)  
Tadeusz Podbielski, et ux - Petitioners  
Case No. 85-4-A

TIME: 9:30 A.M.

DATE: Tuesday, July 3, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

MORE COUNTY, MARYLAND  
REVENUE DIVISION  
SCHELLANEOUS CASH RECEIPT

DATE 5/10/84 ACCOUNT R-01-015-10

AMOUNT 35.00

RECEIVED T. Podbielski  
FOR pay for fees # 309  
VAIANCE

6 127\*\*\*\*\*35010 6034A

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon  
Zoning Commissioner

Date June 14, 1984

FROM Norman E. Gerber, Director  
Office of Planning and Zoning

SUBJECT Zoning Petition Nos. 85-1, 85-3-SpHA, 85-4-A,  
85-5-A, 85-6-X and 85-8-A

There are no comprehensive planning factors requiring comment on these petitions.

*Norman E. Gerber per J. H. Howell*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

